BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9805 LAKE POINTE CT., UNIT #302 UPPER MARLBORO A/R/T/A SPRINGDALE, MD 20774

Under a power of sale contained in a certain Deed of Trust dated October 24, 2008, recorded in Liber 30118, Folio 61 among the Land Records of Prince George's County, MD, with an original principal balance of \$370,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.),

MAY 17, 2022 AT 10:57 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit No. 302, Building 5, Phase VI, of Lake Pointe at the Town Centre Condominium and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such su

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 www.alexcooper.com

<u>141833</u> (4-28,5-5,5-12)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5818 LAWTON CT. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated December 5, 2007, recorded in Liber 29632, Folio 350 among the Land Records of Prince George's County, MD, with an original principal balance of \$417,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.),

MAY 17, 2022 AT 10:59 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$43,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liqu

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Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees

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141834 (4-28,5-5,5-12)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5735 BUGLER ST. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated November 1, 2010, recorded in Liber 32332, Folio 90 among the Land Records of Prince George's County, MD, with an original principal balance of \$213,448.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 17, 2022 AT 11:03 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser shall not be ent

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Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees

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141836 (4-28,5-5,5-12)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7625 LAKE GLEN DR. GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust dated December 5, 2006, recorded in Liber 28996, Folio 630 among the Land Records of Prince George's County, MD, with an original principal balance of \$128,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.),

MAY 24, 2022 AT 11:10 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale, if made available to the Substitute Trustees.

Terms of Sale: A deposit of \$12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liqu

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Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees

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LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

13212 HAMPTON FARM LN. BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated March 21, 2007, recorded in Liber 27579, Folio 142 among the Land Records of Prince George's County, MD, with an original principal balance of \$61,440.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 24, 2022 AT 11:12 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale, if made available to the Substitute Trustees.

Terms of Sale: A deposit of \$6,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such sur

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Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees

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LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7201 GLEN PINE ST. GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust dated March 31, 2008, recorded in Liber 29578, Folio 322 among the Land Records of Prince George's County, MD, with an original principal balance of \$628,450.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 24, 2022 AT 11:14 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$60,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liqu

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Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees

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4302 SARASOTA PLACE **BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust from Garnet Samuda, and Daunett T. Samuda, dated September 11, 2007 and recorded in Liber 28746, Folio 499 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$285,500.00, and an original interest rate of 4.250%, default having oc-\$285,500.00, and an original interest rate of 4.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 17, 2022 AT 11:30 AM

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$30,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with

the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

Richard E. Solomon, Richard J. Rogers, Michael McKeefery, Christianna Kersey, and Kevin Hildebeidel, Substitute Trustees

> E.T. Newell & Co 912 E. 25th Street, Baltimore MD 21218 410-366-5555 www.melnicknewell.com

(4-28,5-5,5-12) 141822

> Jamar W Creech Esq. 312 Marshall Ave., Suite 900

Laurel, MD 20707

301-437-5408

NOTICE OF APPOINTMENT

BARBARA A. DAVIS

February 20, 2022 with a will.

sentatives or the attorney.

October, 2022.

of the following dates:

decedent's death; or

Further information can be ob-

tained by reviewing the estate file in the office of the Register of Wills or

by contacting the co-personal repre-

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of

Wills on or before the 19th day of

Any person having a claim against the decedent must present the claim

to the undersigned co-personal representatives or file it with the Register of Wills with a copy to the undersigned on or before the earlier

(1) Six months from the date of the

decedent's death, except if the dece-

dent died before October 1, 1992,

nine months from the date of the

(2) Two months after the co-per-

sonal representatives mails or other-wise delivers to the creditor a copy of this published notice or other

written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims

within two months from the mailing

A claim not presented or filed on or before that date, or any extension

provided by law, is unenforceable thereafter. Claim forms may be ob-tained from the Register of Wills.

or other delivery of the notice.

WANDA D. DURANT

MICHELE D. RIDGLEY

Co-Personal Representatives

Leslie G. Fein 1211 Connecticut Ave., NW, Suite 300 Washington, DC 20036-2709 (202) 483-2900

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

JONIE SIMMONS Notice is given that Lloyd Simmons, whose address is 12020 Birchview Drive, Clinton, MD 20735, was on April 11, 2022 appointed Personal Representative of the estate of Jonie Simmons, who died on February 16, 2022 without a

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of October, 2022.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992. nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

> LLOYD SIMMONS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY Upper Marlboro, MD 20773-1729

141808

Estate No. 124734

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 (4-21,4-28,5-5)141846 (4-28,5-5,5-12)

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

CERETA A. LEE

Estate No. 124760

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301 LINTHICUM HEIGHTS, MD 21090

SUBSTITUTE TRUSTEES' SALE OF IMPROVED **REAL PROPERTY**

1013 GONDAR AVENUE LANDOVER, MD 20785

Under a power of sale contained in a certain Deed of Trust from Spencer R. Taylor, dated June 25, 2008 and recorded in Liber 29850, Folio 428 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$450,000.00, and an original interest rate of 3.090%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 17, 2022 AT 11:30 AM

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$28,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchaser. chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determina-tion of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, Michael McKeefery, Christianna Kersey, and Kevin Hildebeidel, Substitute Trustees

> E.T. Newell & Co 912 E. 25th Street, Baltimore MD 21218 410-366-5555 www.melnicknewell.com

141843 (4-28,5-5,5-12)

LEGALS

Janelle Ryan-Colbert, Esq. 3060 Mitchellville Rd. Suite 216 Bowie, MD 20716 301-576-6200

NOTICE TO UNKNOWN HEIRS

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS NOTICE OF APPOINTMENT TO ALL PERSONS INTERESTED NOTICE TO CREDITORS IN THE ESTATE OF

TO ALL PERSONS INTERESTED Notice is given that Wanda D Durant, whose address is 250 American IN THE ESTATE OF JAMES WALTER BEAN

rant, whose address is 250 American Way, Apt. #342, National Harbor, MD 20745 and Michele D Ridgley, whose address is 8104 Birdsong Drive, Fort Washington, MD 20744, were on April 19, 2022 appointed Co-Personal Representatives of the estate of Barbara A. Davis who died on February 20, 2022 with a will Notice is given that Jeffrey W. Bean, whose address is 2292 Anvil Lane, Temple Hills, MD 20748, was on April 7, 2022 appointed Personal Representative of the estate of James Walter Bean, who died on May 17, 2021 without a will.

> Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of October, 2022.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of the following dator:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

the following dates:

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob-tained from the Register of Wills.

JEFFREY W. BEAN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

141803

Estate No. 124664

(4-21,4-28,5-5)141805

Jessica McConnell 7310 Ritchie Highway, Suite 900 Glen Burnie, MD 21061 410-590-1900

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROSALIE A. MARLEY

Notice is given that Ruth MacLaren, whose address is 4030 Hunnington Drive, Conroe, TX 77303, was on April 6, 2022 appointed Personal Representative of the estate of Rosalie A. Marley, who died on February 13, 2022 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of Octuber 2022

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

RUTH MACLAREN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729

Estate No. 124641

(4-21,4-28,5-5)

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729

141807

CERETA A. LEE REGISTER OF WILLS FOR

MARIE REGISTRE Personal Representative

PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 124626

Estate No. 124623

The

LEGALS

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Michelle D. Lee, Esquire

Law Office of Brian Gormley, LLC

10605 Concord Street, Suite 420

Kensington, Maryland 20895

240-530-8018

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

CLEMENT BAIMBA KAMARA

Notice is given that Marie Registre, whose address is 7502 23rd Avenue, Hyattsville, Maryland 20783-4929, was on April 6, 2022 appointed By

pointed Personal Representative of the estate of Clement Baimba Ka-

mara, who died on January 13, 2022

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of October 2022

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of the following dates:

(1) Six months from the date of the

decedent's death, except if the dece-

dent died before October 1, 1992,

nine months from the date of the

(2) Two months after the personal

representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the

creditor presents the claims within

two months from the mailing or

A claim not presented or filed on

or before that date, or any extension

provided by law, is unenforceable thereafter. Claim forms may be ob-tained from the Register of Wills.

other delivery of the notice.

without a will.

tober, 2022.

the following dates:

decedent's death; or

Giannina Lynn, Attorney-at-Law 1008 Pennsylvania Avenue SE Washington, DC 20003 202-544-2200

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

JACQUELINE MARIA KEARNEY

Notice is given that Winfred Kearney, whose address is 15373 St. Charles Street, Apt. G1A, Gulfport, MS 39503, was on April 7, 2022 appointed Personal Representative of the estate of Jacqueline Maria Kear-ney, who died on January 21, 2022 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of October 2022

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

WINFRED KEARNEY Personal Representative

UPPER MARLBORO, MD 20773-1729

(4-21,4-28,5-5)

141804

(4-21,4-28,5-5)

ORDER OF PUBLICATION

DARIAN BOYD

PLAINTIFF,

DESHAWN M. BROWN SPECIAL NEEDS TRUST

and

EVAN KRAME, ESO., TRUSTEE LAW OFFICES OF EVAN J. KRAME

and

PRINCE GEORGE'S COUNTY, MARYLAND

and

All unknown owners of the property and any person having or claiming to have an interest in the property known as: 8830 Sterling Sreet, Landover, MD 20785, Strawns Addn A Creage 15,638.0000 Sq.Ft. Assmt \$39,300 Map 052 Grid C4 Par 085 Lib 28318 Fl 717, among the land records of Prince George's County, Maryland.

DEFENDANTS.

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 22-07920

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, lying and being in Prince George's County, Maryland and sold by the Director of Finance, as Collector of Taxes for Prince Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding.

Account No.: 20-2275667 Known as: 8830 Sterling Sreet, Landover, MD 20785

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is therefore on this 11th day of April, 2022, by the Circuit Court for Prince George's County, Maryland ORDERED, that notice be given by insertion of a copy of this Order

in some newspaper having a general circulation in the Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of June, 2022 and to redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting title in the Plaintiff a title, free and clear of all encum-

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk

141797

(4-21,4-28,5-5)

LEGALS

ORDER OF PUBLICATION

DARIAN BOYD

PLAINTIFF, VS.

WHITESTONE DEVELOPMENT

PRINCE GEORGE'S COUNTY, MARYLAND

All unknown owners of the property and any person having or claiming to have an interest in the property known as: 5805 Middleton Court, Temple Hills, MD 20748, Lots Numbered 138 and Lot Numbered 139, T.B. Middleton Farm as per Plat Book MMB 241 at Plat 33 among the Land Records of Prince George's County, Maryland.

DEFENDANTS.

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 22-07924

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, lying and being in Prince George's County, Maryland and sold by the Director of Finance of George's County, Maryland and sold by the Director of Finance, as Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding.

Account No.: 06-5556986 Known as: 5805 Middleton Court, Temple Hills, MD 20748

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. tor redemption have not been paid.

It is therefore on this 11th day of April, 2022, by the Circuit Court for Prince George's County, Maryland ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a general circulation in the Prince George's County once a week for 3 Successive weeks, warning all persuccessive weeks, warning all persons interested in the property to appear in this Court by the 7th day of June, 2022 and to redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting title in the Plaintiff a title, free and clear of all encum-

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk

141798 (4-21,4-28,5-5)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JEAN D BURNS

Notice is given that Trevell Burns, whose address is 267 Truck Farm Drive, Glen Burnie, MD 21061, was on April 12, 2022 appointed Per-sonal Representative of the estate of Jean D Burns, who died on May 8, 2018 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of October, 2022.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob-tained from the Register of Wills.

TREVELL BURNS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1**72**9

UPPER MARLBORO, MD 20773-1729

Estate No. 110424

141810 (4-21,4-28,5-5)

NOTICE

Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersey Kevin Hildebeidel 600 Baltimore Avenue, Suite 208 Towson, MD 21204

Substitute Trustees, Plaintiffs

Brent K. Marshall

AND

Monique S. Reed, a/k/a Monique S. Marshall

2103 Princess Anne Court

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-31879

Notice is hereby given this 6th day of April, 2022, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of May, 2022, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks be-

fore the 6th day of May, 2022. The Report of Sale states the amount of the foreclosure sale price to be \$315,000.00. The property sold herein is known as 2103 Princess Anne Court, Bowie, MD 20716.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk

(4-21,4-28,5-5)

NOTICE

CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

Substitute Trustees/

JOANN HENDERSON 6601 Rycroft Avenue New Carrollton, MD 20784 IRTA Hyattsville, MD 20784

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-19191

Notice is hereby given this 11th day of April, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6601 Rycroft Avenue, New Carrollton, MD 20784, IRTA Hyattsville, MD 20784, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 11th day of May, 2022, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 11th day of May, 2022.

The report states the purchase price at the Foreclosure sale to be \$321,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk

141796 (4-21,4-28,5-5)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY JANE TAYLOR

Notice is given that Julia T Wilson, whose address is 1022 Heartfields Drive, Silver Spring, MD 20904, was on April 14, 2022 appointed Personal Representative of the estate of Mary Jane Taylor who died on March 5, 2022 with a will 2022 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative or the attorney.

to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of October, 2022 Any person having a claim against the decedent must present the claim

All persons having any objection

to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

JULIA T WILSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 124700 (4-28,5-5,5-12) <u>141845</u>

LEGALS

NOTICE

CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

Substitute Trustees/

ELIZA L. DIXON CHARLES H. DIXON (DE-

CEASED) 1618 Quarter Avenue Capitol Heights, MD 20743

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-39179

Notice is hereby given this 18th day of April, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 1618 Quarter Avenue, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th day of May, 2022, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 18th day of May, 2022.

The report states the purchase price at the Foreclosure sale to be

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk

(4-28,5-5,5-12) 141825

NOTICE OF SERVICE BY PUBLICATION

DOUGLAS A. ANANIA, BROOKLEIGH FAMILY EYECARE, INC., AND PARKWAY FAMILY EYE CLINIC, INC.,

Defendants.

ARTHUR WITTENBERG AND MARCIA L. BAILEY,

IN THE SUPERIOR COURT OF DEKALB COUNTY STATE OF GEORGIA CIVIL ACTION FILE NO. 20CV-4650

TAKE NOTICE THAT Douglas Anania, Brookleigh Family Eyecare, Inc. and Parkway Family Eye Clinic, Inc. filed an action against Arthur Wittenberg and Marcia L. Bailey. This action filed on June 18, 2020, is pending in the Superior Court of DeKalb County, Georgia, Civil Action File No. 20CV4650. By Order of March 8, 2022, service is to be made by publication upon **ARTHUR WITTENBERG**, who is hereby directed to file and serve an Answer upon the Plaintiffs' attorney within sixty (60) days of 03/3 1/2022 Plaintiffs' attorney is Jonah B. Howell of the law firm of Miles Hansford Tallant, LLC, 202 Tribble Gap Road, Suite 200, Cumming, Georgia 30040. It has been so ordered by Tangela M. Barrie, Judge, Superior Court of DeKalb County.

> Debra DeBerry Clerk, Superior Court of DeKalb County

141789

(4-21,4-28,5-5,5-12)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

LEGALS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DEAN J. SULLIVAN

Notice is given that Kristen N Hunter, whose address is 4245 Willoby Road, Marbury, MD 20658, was on March 16, 2022 appointed Personal Representative of the es-tate of Dean J. Sullivan, who died on January 27, 2022 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th day of September, 2022.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of the following dates: (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992,

nine months from the date of the

decedent's death; or (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

> KRISTEN N. HUNTER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729

Estate No. 124256 (4-21,4-28,5-5) 141814

NOTICE

CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

Substitute Trustees/

MELODY THORNTON HARRY THORNTON 3104 Elizabeth Ida Drive Clinton, MD 20735

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-12097

day of April, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3104 Elizabeth Ida Drive, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th day of May, 2022, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the

18th day of May, 2022.

The report states the purchase price at the Foreclosure sale to be \$646,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk

(4-28,5-5,5-12) 141824

NOTICE

Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersey Kevin Hildebeidel 1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090 Substitute Trustees,

Camillya Jerry, a/k/a Camillya Walker 14022 Vintage Lane Accokeek, MD 20607 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-12127

Notice is hereby given this 13th day of April, 2022, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of May, 2022, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 13th day of May, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$479,000.00. The property sold herein is known as 14022 Vintage Lane, Accokeek, MD 20607.

Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk

141823

MAHASIN EL AMIN

LEGALS

BRETT F BALDINO ESQ 25 S Charles Street 21st Floor Baltimore, MD 21202 410-727-6600

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

RAM N BATRA Notice is given that Ajay Batra, whose address is 57 Frank Street, Needham, MA 02494, was on March 18, 2022 appointed Personal Representative of the estate of Ram N Batra, who died on January 31, 2022 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of September, 2022.

Any person having a claim against the decedent must present the claim to the undersigned personal repreentative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the petice. other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

AJAY BATRA Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

141806

Estate No. 124311 (4-21,4-28,5-5)

Shelore Ann Cary Williams 1450 Mercantile Lane Suite 155 Largo, MD 20774 301-341-5577

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HERMAN SYKES

Notice is given that Herman Joe Sykes Jr, whose address is 11208B Barnswallow Dr, Waldorf, MD 20603, was on April 8, 2022 ap-pointed Personal Representative of the estate of Herman Sykes who died on February 12, 2022 with a will on February 12, 2022 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of October, 2022.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following detect. following dates:

(1) Six months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob-tained from the Register of Wills. HERMAN JOE SYKES JR

Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY P.O. Box 1729

Upper Marlboro, MD 20773-1729 Estate No. 124613 141841 (4-28,5-5,5-12)

George's

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(4-28,5-5,5-12)

The Prince Post

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BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7553 WOODBINE DR. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated November 19, 2012, recorded in Liber 34938, Folio 592 among the Land Records of Prince George's County, MD, with an original principal balance of \$83,172.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 10, 2022 AT 10:57 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$8,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser asiquidated damages for all losses occasioned by the purchaser's default and purchaser sh

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 www.alexcooper.com

141791 (4-21,4-28,5-5)

LEGALS

BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3132 BELAIR DR. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated November 16, 2007, recorded in Liber 29136, Folio 709 among the Land Records of Prince George's County, MD, with an original principal balance of \$320,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, leasted on Main St.) on

MAY 10, 2022 AT 10:59 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responrecordation taxes shall be paid by Furchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 176780-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 www.alexcooper.com

<u>141792</u> (4-21,4-28,5-5)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

711 CARRINGTON PL. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated July 9, 2007, recorded in Liber 28328, Folio 507 among the Land Records of Prince George's County, MD, with an original principal balance of \$397,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.),

MAY 10, 2022 AT 10:55 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liqu

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees

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141790 (4-21,4-28,5-5)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1606 COLUMBIA AVE. LANDOVER, MD 20785

Under a power of sale contained in a certain Deed of Trust dated February 22, 2011, recorded in Liber 33307, Folio 418 among the Land Records of Prince George's County, MD, with an original principal balance of \$141,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 10, 2022 AT 11:01 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$9,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 353550-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

826 SHELBY DR. OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated August 25, 2003, recorded in Liber 18123, Folio 311 among the Land Records of Prince George's County, MD, with an original principal balance of \$97,107.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 10, 2022 AT 11:03 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$7,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 348536-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838

LEGALS

BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

${4706\,PELHAM\,CT.}\\ {TEMPLE\,HILLS\,A/R/T/A\,CAMP\,SPRINGS,\,MD\,20748}$

Under a power of sale contained in a certain Deed of Trust dated February 21, 2008, recorded in Liber 30826, Folio 192 among the Land Records of Prince George's County, MD, with an original principal balance of \$457,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 17, 2022 AT 11:01 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such su

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees

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The Prince George's Post

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NOTICE

Laura H.G. O'Sullivan, et al., Substitute Trustees

Plaintiffs

Estate of Ollie J. Thomas, Sr. and Estate of Connie L. Thomas

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND **CIVIL NO. CAEF 21-12083**

ORDERED, this 25th day of April, 2022 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 13103 Whiteholm Drive, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of May, 2022 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 25th day of

May, 2022, next.

The report states the amount of sale to be \$358,000.00.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk

(5-5,5-12,5-19) 141865

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GLADYS BRACEY STANCELL

Notice is given that Donald M. Stancell, whose address is 5902 Westbrook Drive, New Carrollton, MD 20784, was on March 14, 2022 appointed personal representative of the small estate of Gladys Bracey Stancell who died on July 23, 2021 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

(1) Six months from the date of the decedent's death; or

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable

> DONALD M. STANCELL Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729

UPPER MARLBORO, MD 20773-1729 Estate No. 122002

141879 (5-5)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: **GRACE GORDON**

> Estate No.: 119736 NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas J Kokolis for judicial probate for the appointment of a personal represen-

A VIRTUAL hearing will be held on JUNE 22, 2022 at 11:00 A.M. This hearing may be transferred or postponed to a subsequent time. Further information may be ob-

tained by reviewing the estate file in the Office of the Register of Wills. REGISTER OF WILLS FOR Prince George's County Cereta A. Lee P.O. Box 1729

UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

141873 (5-5,5-12) **NOTICE**

Laura H.G. O'Sullivan, et al., Substitute Trustees

Plaintiffs

Estate of James I. Cope Jr. Defendant

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND **CIVIL NO. CAEF 21-12103**

ORDERED, this 25th day of April. 2022 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 3614 Jeff Road, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of May, 2022 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 25th day of May, 2022, next. The report states the amount of sale to be \$320,000.00.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test:

141866 (5-5,5-12,5-19)

Mahasin El Amin, Clerk

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANTHONY EUGENE FELUS SR.

Notice is given that Pamela Miller, whose address is 17129 Atlanta Rd., Bridgeville, DE 19933, was on December 29, 2021 appointed Personal Representative of the estate of Anthony Eugene Felus Sr. who died on April 22, 2021 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of June, 2022

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

PAMELA MILLER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY Upper Marlboro, MD 20773-1729

Estate No. 123104

<u>141877</u> (5-5,5-12,5-19)

PRINCE GEORGE'S POST Call 301-627-0900

Fax

301-627-6260

THE

PRINCE GEORGE'S POST **EARLY DEADLINES**

Due to the Memorial Day Holiday The Prince George's Post will have early deadlines for the June 2nd, 2022 edition. Deadline for all legal advertising will be Friday, May 27th, 2022 at noon. No exceptions.

Thank you!

LEGALS

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND NOTICE OF PUBLIC HEARING

TUESDAY, MAY 10, 2022

VIRTUAL and IN-PERSON MEETING VIEW USING THE LINK PROVIDED AT: https://pgccouncil.us/LIVE

10:00 A.M.

Notice is hereby given that on Tuesday, May 10, 2022, the County Council of Prince George's County, Maryland, will hold the following public hear-

Appointment of the following individual to the Board of Registration for Building Contractors for Prince George's County:

Mr. Dewayne Hudson

Appointment: Industry Member Replacing: Vacant Term Expiration: 6/30/2025

In an abundance of caution and given the current state of the novel coronavirus (COVID-19) pandemic, the County Council is now operating under hybrid meeting operations.

The Prince George's County Council will meet in a hybrid manner - both virtually and in-person until further notice. To register to speak or submit comments or written testimony please use the Council's eComment portal at: https://pgccouncil.us/Speak. For those unable to use the portal, comments/written correspondence may be clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178. emailed

Registration should be completed by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message.

These policies are in effect until otherwise changed and, any future changes to them, will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release.

> BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Calvin S. Hawkins, II

Donna J. Brown

Clerk of the Council

(4-28,5-5)

Proudly Serving

Prince George's County Since 1932

LEGALS

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND NOTICE OF PUBLIC HEARINGS

TUESDAY, MAY 10, 2022

VIRTUAL AND IN-PERSON MEETING VIEW USING THE LINK PROVIDED AT: https://pgccouncil.us/LIVE

10:00 A.M.

Notice is hereby given that on Tuesday, May 10, 2022, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL BILLS

CB-006-2022 - AN ACT CONCERNING AN INTERPROJECT TRANSFER OF APPROPRIATIONS IN THE APPROVED FISCAL YEAR 2022 CAPITAL BUDGET for the purpose transferring appropriations to the Playground Equipment (4.77.0006) project and the Bear Branch Sub-Watershed (5.54.0016) project; decreasing appropriations from the Lead Remediation (4.77.0050) project and the MS4/NPDES Compliance & Restoration (5.54.0019) project; and amending the Approved Fiscal Year 2022 - 2027 Capital Improvement Program with regard to expenditures and financing beyond the budget year.

CB-007-2022 (DR-3) – AN ACT CONCERNING THE ADDITION OF ONE CAPITAL PROJECT AND SUPPLEMENTARY APPROPRI-ATIONS IN THE APPROVED FISCAL YEAR 2022-2027 CAPITAL **PROGRAM** for the purpose of adding one capital project, Warm Nights Homeless Shelter (8.31.0005) in the Approved Fiscal Year 2022 - 2027 Capital Program; providing supplementary appropriations to the Medical Unit Renovation and Expansion project (4.56.0005), Suitland Manor (8.90.0003), Addison Road/Capitol Heights Metro Corridor (8.90.0002), Stadium Upgrades (4.77.0082), Brandywine Road Club Priority Projects (4.66.0053), MS4/NPDES Compliance & Restoration (5.54.0019), Flood Protection and Drainage Improvement (5.54.0005), Major Reconstruction Program (DPW&T) (5.66.0003), Clean Water Partnership NPDES/MS4 (5.54.0018), Warm Nights Homeless Shelter (8.31.0005); and amending the Approved Fiscal Year 2022 - 2027 Capital Improvement Program with regard to expenditures and financing beyond the budget year.

COUNCIL RESOLUTION

CR-021-2022 - A RESOLUTION CONCERNING COUNTY REAL **PROPERTY** for declaring certain parcels of County-owned real property as surplus and approving the County Executive's plan for disposal of

In an abundance of caution and given the current state of the novel coronavirus (COVID-19) pandemic, the County Council is now operating under hybrid meeting operations.

The Prince George's County Council will meet in a hybrid manner both virtually and in-person until further notice. To register to speak or submit comments or written testimony please use the Council's eComment portal at: https://pgccouncil.us/Speak. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178

Registration should be completed by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message.

These policies are in effect until otherwise changed and, any future changes to them, will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release.

> BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Calvin S. Hawkins, II, Chair

> > (4-28,5-5)

ATTEST: Donna J. Brown Clerk of the Council

141854

LEGALS

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT sealed bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management through the Speed eProcurement Platform at: http://discovery.ariba.com/profile/AN01496591158 until May 31,

2022, at 11:59 p.m. local prevailing time for the following project:

Nelson Perrie Rd., Culvert Rehabilitation, P-1473P, P-1485P, P-3423 898-H (D)

2. Contract Documents.

Contract documents are only available for download at the following

- eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. BPM029141 at Public Solicitations: eMaryland Marketplace Advantage (eMMA).
- SPEED eProcurement Platform http://discovery.ariba.com/ profile/AN01496591158 The project can be found by project name. Bidders are encouraged to register at the eMMA, and SPEED websites to obtain applicable solicitation documents and notifications.

Project Description:

The Project scope includes lining and repair of invert for the Existing Corrugated Metal Pipe (CMP), construction of Concrete Headwalls for Structural Pipe Plate Arches, Stone rip rap channel protection, Stream Diversion, Pavement repair of Nelson Perrie Road, and turf establishment.

Minimum Qualifications: The contractor shall have a minimum of ten years of experience in performing a similar scope of work, and at least ten years of experience for lining the 54" CMP culverts. The County will only permit approved paving contractors to perform asphalt paving on its contracts. To bid or perform asphalt paving work on this project, all contractors including all tiers of subcontractors that are subcontracted to perform asphalt paving services, must be approved by Prince George's County as an acceptable paving contractor at the time bids are due and throughout the duration of the project. Evidence of Prince George's County certification, including that of its subcontractors, must be submitted by the prime bidder with its

The Prince George County's Approved Paving Contractor's information is available on the web at https://www.princegeorgescountymd.gov.

5. The estimated value of the Contract is classified with the letter

designation "D" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. (http://apps.roads.maryland.gov/BusinessWithSHA/contBidProp/ ohd/constructContracts/CostClassKey.asp)

The major items of work involved are as follows:

Description

CLEARING AND GRUBBING MAINTENANCE OF TRAFFIC (MOT) CONSTRUCTION STAKEOUT

MOBILIZATION **EARTHWORK** SEDIMENT AND EROSION CONTROL

INSTALLATION OF SLOPE AND CHANNEL PROTECTION MEASURES (STONE)

MAINTENANCE OF STREAM FLOW CULVERT LINNINNG (SNAPTIE LINER OR EQUIVALANET) STRUCTURAL CONCRETE (SHA MIX No. 6) FOR

MISCELLANEOUS STRUCTURES FOOTING AND SUBSTRUCTURE CONCRETE

PROTECTIVE COATING FOR EXISTING METAL PIPE/ARCH CONCRETE INVERT FOR EXISTING METAL PIPE ARCH

PER MDOT SHA STANDARD DETAILS REPAIR/REPLACE OF EXISTING STRUCTURAL PLATE

PIPE ARCH CULVERTS FINE MILLING ASPHALT PAVEMENT 0 INCH TO 2 INCH 6. The Bid must be on the forms provided with the specification, as specified in Part I, section 1.21: Bid Due Date and Submittal Requirements. The Bid forms shall be filled out completely stating price

per each item and shall be signed by the Bidder giving his full name

and business address. The Bid Package shall be enclosed in a sealed

envelope and marked separately as follows: 7. Bid Security. When the total bid exceeds One Hundred Thousand Dollars (\$100,000.00), a bid security in the amount of five percent (5%) of the bid must accompany each bid. Please refer to IFB Part 1,

Instructions to Bidders, Section 1.12 Bid Security. Examination of Site and Data. Each Bidder shall examine the specifications carefully, shall visit the site of the contemplated work, and shall familiarize itself thoroughly with all conditions of the contemplated work. Should doubt arise regarding any meaning, intent, or condition of the specifications, or site, the Bidder shall make inquiry before submitting a bid. Submission of a bid will indicate that the Bidder understands thoroughly the specifications and the

Bonding. A Performance Bond in the amount of one hundred percent (100%) of the Contract amount and a Payment Bond in the amount of one hundred percent (100%) of the Contract will be required on this

conditions at the site of the work.

<u>Unbalanced bid</u>. Bidders are specifically warned against unbalancing their bid as this may render them nonresponsive and/or non-

Nondiscrimination. In connection with the performance of work under this Contract, a Contractor who is the recipient of County funds, or who proposes to perform any work or furnish any goods under this agreement shall not discriminate against any worker, employee or applicant, or any member of the public because of religion, race, sex, age, sexual orientation, national origin, physical or mental disability, or perceived disability. Discriminatory practices based upon the foregoing are declared to be contrary to the public policy of the County. The Contractor agrees to be in full compliance with the Federal mandates of the Americans with Disabilities Act. The Contractor further agrees that this article will be incorporated by the Contractor in all contracts entered into with suppliers of materials or services; and Contractors and sub-contractors and all labor organizations, furnishing skilled, unskilled and craft union skilled labor, or who may perform any such labor services in connection with this contract.

12. This project requires 20% Minority Business Enterprise and 40%County Based Small Business participation as described in more detail in Part I, <u>Instructions to Bidders</u>, Sections 1.36 and 1.37, <u>Jobs First Act</u> and Minority Business Enterprises Notice and County Based Small Business Participation Requirements.

13. The Contract shall be awarded to the responsible and responsive Bidder offering the lowest bid to the County in accordance with County Code § 10A-101(37 and 38).

14. An optional virtual Pre-Bid Conference will be held on May 11, 2022, at 11:00 a.m. local prevailing time, via Zoom at

> $\underline{https://us06web.zoom.us/j/88649152391?pwd} =$ ei9uSVN4YnVTRFU5am96ZlE0VmFIUT09 password: 261197

> > By Authority of Angela Alsobrooks **County Executive**

141832

THIS COULD BE YOUR AD!

(4-28,5-5,5-12)

Call 301-627-0900 for a quote.

COHN, GOLDBERG & DEUTSCH, LLC ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301 LINTHICUM HEIGHTS, MD 21090

SUBSTITUTE TRUSTEES' SALE OF IMPROVED **REAL PROPERTY**

13032 SILVER MAPLE COURT **BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust from Carollera Conway, and Monique D. Mathis, dated July 17, 2007 and recorded in Liber 28483, Folio 208 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$232,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 24, 2022 AT 11:30 AM

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$28,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest

This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, Michael McKeefery, Christianna Kersey, and Kevin Hildebeidel, Substitute Trustees

> E.T. Newell & Co 912 E. 25th Street, Baltimore MD 21218 410-366-5555 www.melnicknewell.com

<u>141862</u> (5-5,5-12,5-19)

John J. Bascietto, Esq. 515 Main Street Laurel, MD 20707 (301) 541-3408

NOTICE OF APPOINTMENT **NOTICE TO CREDITORS** NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DIGNA CELESTE CHAPMAN

Notice is given that Arelis A. Perez, whose address is 5101 Mineola Rd., College Park, MD 20740, was on March 15, 2022 appointed Personal Representative of the estate of Digna Celeste Chapman who died on February 1, 2022 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of September, 2022.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

ARELIS A. PEREZ Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 124024 141876 (5-5,5-12,5-19)

Lauren N. Leffler, Esquire 6851 Oak Hall Lane, Suite 202 Columbia, Maryland 21045

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

410-740-1180

TO ALL PERSONS INTERESTED IN THE ESTATE OF RICHARD A. DUNN AKA: RICHARD ALBERT DUNN SR.

Notice is given that William J. Dunn, whose address is 7513 Maple Avenue, #403, Takoma Park, MD 20912, was on April 22, 2022 ap-pointed Personal Representative of the estate of Richard Dunn AKA: Richard Albert Dunn Sr. who died on February 21, 2022 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of October, 2022.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

WILLIAM J. DUNN Personal Representative

141874

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729

Estate No. 124837 (5-5,5-12,5-19)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301 LINTHICUM HEIGHTS, MD 21090

SUBSTITUTE TRUSTEES' SALE OF IMPROVED **REAL PROPERTY**

13804 WESTVIEW FOREST DRIVE **BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Terrence E. Remy, and Lorre Ymer Remy, dated October 31, 2011 and recorded in Liber 33285, Folio 425 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$260,442.00, and an original interest rate of 3.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 24, 2022 AT 11:30 AM

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$15,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, Michael McKeefery, and Christianna Kersey, Substitute Trustees

> E.T. Newell & Co 912 E. 25th Street, Baltimore MD 21218 410-366-5555 www.melnicknewell.com

141863 (5-5,5-12,5-19)

LEGALS

Christopher L. Markham 555 Quince Orchard Road, Ste. 570 Gaithersburg, Maryland 20878 (240)422-9301

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF NELLY A. HIDALGO MARINHO

Notice is given that Pamela V. Alcantara Hidalgo, whose address is 17526 Lethridge Circle, Round Hill, VA 20141, was on December 27, 2021 appointed Personal Representative of the estate of Nelly A. Hidalgo Marinho who died on January 31, 2021 with a will 2021 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of June, 2022.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

PAMELA V. ALCANTARA HIDALGO Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729 Estate No. 121864 141875 (5-5,5-12,5-19)

Rosemary Keffler, Esquire Delaney & Keffler, LLC 214 Merrimac Court / P.O. Box 876 Prince Frederick, MD 20678 410-535-3476

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ALBERTA C. MORAN

Notice is given that Pamela Jeanne Moran, whose address is 3998 Shamrock Road, Port Republic, MD 20676, was on April 27, 2022 appointed personal representative of the small estate of Alberta C. Moran who died on February 17, 2022 with

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of decedent's death; or

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

PAMELA JEANNE MORAN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 124604 141878 (5-5)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301 LINTHICUM HEIGHTS, MD 21090

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

14305 GREENVIEW DRIVE LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust from Patricia Irene Goff, dated June 28, 2006 and recorded in Liber 26599, Folio 182 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$299,999.00, and an original interest rate of 5.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 24, 2022 AT 11:30 AM

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$39,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Richard E. Solomon, Richard J. Rogers, Michael McKeefery, Christianna Kersey, and Kevin Hildebeidel, Substitute Trustees

> E.T. Newell & Co 912 E. 25th Street, Baltimore MD 21218

(5-5,5-12,5-19)<u>141864</u>

> Call 301-627-0900 for a quote.

LEGALS

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF JOHN W TAYLOR SR

Notice is given that Yolanda Holman, whose address is 42 Farragut PL NW, Washington, DC 20011, was on April 19, 2022 appointed personal representative of the small estate of John W Taylor Sr who died on January 7, 2022 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death; or

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

> YOLANDA HOLMAN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729

141880

Upper Marlboro, MD 20773-1729

(5-5)

141881

Estate No. 123713

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **GLORIA A MATTHEWS**

Notice is given that Lisa Robinson, whose address is 28391 Laurel Canyon Blvd., Rhoadesville, VA 22542, was on April 5, 2022 appointed personal representative of the small estate of Gloria A Matthews who died on January 26, 2022 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death; or

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

LISA ROBINSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729

Estate No. 124291

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900 or Fax (301) 627-6260

ORDER OF PUBLICATION

MARK BYRD

PLAINTIFF

V.

GEORGIA E. GARTLAND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's

1150 APPLE VALLEY ROAD ACCOKEEK, MD 20607

County and known as:)

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE ON: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY

UNKNOWN OWNERS OF THE PROPERTY:

1150 APPLE VALLEY ROAD ACCOKEEK, MD 20607

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendant(s)

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 22-12969

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

All that property in Prince George's County described as: Apple Valley A Creage, 5.3400 Acres. Assmt \$130,267 Map 151 Grid B3 Par 127 Lib 02944 FI 573, tax account no. 05-0316349, Deed ref. 02944/00573 and assessed to Georgia E. Gartland and Betty J. Dill.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 2nd day of May, 2022, by the Circuit Court for Prince

George's County: ORDERED, That notice be given Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 20th day of May, 2022, warning all persons interested in the property to appear in this Court by the 28th day of June, 2022, and redeem the property described above and answer the Complaint or there-after a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk (5-5,5-12,5-19)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOHN ARTHUR WHITE

Notice is given that Carolyn E Locker, whose address is 8065 Round Moon Circle, Jessup, MD 20794, was on April 13, 2022 appointed Personal Representative of the estate of John Arthur White, who died on January 3, 2022 without a

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of October, 2022.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of the following date: the following dates:

(1) Six months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

CAROLYN E LOCKER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

141809

Estate No. 124343

(4-21,4-28,5-5)

ORDER OF PUBLICATION

APRIL MALVEO

PLAINTIFF

UV PROPERTIES, LLC

SERVE ON: ANDREW G. INTER-DONATO, MEMBER/DIRECTOR

SERVE ON: CHUCK TRALKA, MEMBER/DIRECTOR

SERVE ON: NORTHWEST REGIS-TERED AGENT SERVICE, INC., RESIDENT AGENT

AND

SECURED REAL ESTATE INCOME FUND I, LLC

SERVE ON: CHUCK TRALKA, MEMBER/DIRECTOR

SERVE ON: THE CORPORATION TRUST COMPANY, RESIDENT AGENT

AND

WANDA W. DEBORD, TRUSTEE

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

5911 CROMWELL COURT UPPER MARLBORO, MD 20772

PRINCE GEORGE'S COUNTY,

SERVE ON: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY

UNKNOWN OWNERS OF THE PROPERTY:

5911 CROMWELL COURT UPPER MARLBORO, MD 20772

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendant(s)

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 22-12968

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

All that property in Prince George's Sq.Ft. Windsor Park - Plat Lot 1 Blk D Assmt \$18,967 Lib 37398 Fl 099, tax account no. 15-1782689, Deed ref. 37398/99 and assessed to UV Properties, LLC.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has

It is thereupon this 2nd day of May, 2022, by the Circuit Court for Prince

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or bethree (3) successive weeks on or before the 20th day of May, 2022, warning all persons interested in the property to appear in this Court by property to appear in this Court by the 28th day of June, 2022, and re-deem the property described above and answer the Complaint or there-after a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 141889 (5-5,5-12,5-19)

THE **PRINCE GEORGE'S POST** Call 301-627-0900 Fax 301-627-6260 **SUBSCRIBE TODAY!**

LEGALS

BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

10314 BUENA VISTA AVE. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated September 9, 2010, recorded in Liber 32588, Folio 547 among the Land Records of Prince George's County, MD, with an original principal balance of \$367,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 24, 2022 AT 11:16 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that preports will be received and ontire deposit retained by Sub. Trustos as that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 343121-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

> Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 www.alexcooper.com

141870 (5-5,5-12,5-19)

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George's County Abandon Vehicle Unit for violation of County Code Section 26-162: Abandoned vehicles prohibited.

The owner(s) of said vehicle(s) have right to reclaim the vehicle within twenty-one (21) days after the date of notice upon payment of all parking violations and tow/storage charges. The owner(s) have the right to contest the validity of the towing and storage of said vehicle(s) at any time within twenty-one (21) days of such notice by filing a request for hearing with the Revenue Authority of Prince George's County.

Failure to reclaim said vehicle(s) within twenty-one (21) days of such notice waives the owner(s) right of title and interest in the vehicle and is consent of sale/salvage at public auction or salvage facility.

You must reclaim these vehicles by: 05/17/2022

Please contact the Revenue Authority of Prince George's County at:

CHARLEY'S CRANE SERVICE 8913 OLD ARDMORE RD LANDOVER, MD 207850 301-773-7670

1997	HONDA	CIVIC	MD	9782Z3	2HGEJ6673VH503861			
2008	WABASH		ME	227165C	1JJV532W98L147641			
	NATIONAL							
CORPORATION								
2008	TRIM	TRAILER	MD	232314X	2MN01JRHXY1004048			
		CARGO BOX						
2006	TRAILER	CAR CARRIER	ME	268363D	5L2FW50366L000254			
2007	FORD	CROWN	MD	32307CK	2FAFP71W97X107485			
		VICTORIA						
2006	HONDA	CR-V			SHSRD78916U434129			
2014	KIA	FORTE	DC	GB0454	KNAFX4A89E5141660			
2017	KAUFMAN	TRAILER	TX	XKT204	5VGFW5026HL000975			

JD TOWING 2817 RITCHIE RD FORESTVILLE, MD 20747 301-967-0739

1984	GMC	CUTAWAY VAI	N		2GDHG31E4E45193	26
2008	BUICK	LACROSS			2G4WC58278121045	1
2005	CHEVROLE	ΓEXPRESS	MD	1CT0573	1GBFH15T45119884	3
2007	BMW	328I	VA	38157G	WBAWB33517PV74	103
2011	NISSAN	ALTIMA	DC	EP6445	1N4AL2APXBN4008	390
1994	GMC	YUKON			1GKEK18K8RJ77160)5
2010	DODGE	CHARGER			2B3CA3CV5AH1237	701
2004	CHEVROLE	Γ CAVALIER	MD	4EC8963	1G1JC12F847299875	
2016	ACURA	TLX	MD	T0405224	19UUB3F52GA0032	14
2014	CHEVROLE	ΓIMPALA			2G1WB5E39E113078	36
2006	NISSAN	350Z	WA	ANV5037	JN1AZ34D86M3042	85
1 11 0	0.4				/	

LEGALS

BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3903 70TH AVE. HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated January 19, 2007, recorded in Liber 27176, Folio 630 among the Land Records of Prince George's County, MD, with an original principal balance of \$51,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 24, 2022 AT 11:18 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale, if made available to the Substitute Trustees.

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 353359-2

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

> Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 www.alexcooper.com

(5-5,5-12,5-19) <u>141871</u>

LEGALS

SUMMARY NOTICE OF SALE PRINCE GEORGE'S COUNTY, MARYLAND

\$273,610,000*

General Obligation Consolidated Public Improvement Bonds, Series 2022A (the "Bonds")

Prince George's County, Maryland, a body corporate and politic (the "County") intends to receive electronic proposals via BiDCOMP/PAR-ITY at the Office of Finance, Suite 1100, Wayne K. Curry Administration Building, 1301 McCormick Drive, Largo, Maryland 20774 on:

TUESDAY, MAY 17, 2022

until 10:45 a.m., Prevailing Eastern Time, for the purchase of the abovereferenced Bonds of the County. The Bonds are dated the date of issuance and bear interest payable on January 1, 2023, and semiannually thereafter on July 1 and January 1, until maturity or earlier redemption. All proposals must be submitted through BiDCOMP/PARITY. Bids will be accepted pursuant to the Notice of Sale for the Bonds.

If no acceptable bids are received on such date, the County will receive proposals for the Bonds on such later day as shall be determined by the County until the Bonds are sold or this Notice is withdrawn by the County. The principal amount of the Bonds is subject to adjustment as further provided in the Notice of Sale. Any such changes will be communicated by the County through BiDCOMP/PARITY (www.i-dealprospectus.com).

In addition, notice of any day, other than Tuesday, May 17, 2022, for receiving proposals for the Bonds will be communicated by the County through BiDCOMP/PARITY (www.i-dealprospectus.com).

The Notice of Sale and the Preliminary Official Statement issued in connection with the sale of the Bonds may be obtained on or after May 11, 2022 at www.i-dealprospectus.com or from the County's Financial Advisor: Public Resources Advisory Group, by contacting Monika Conley at (917) 749-2426 (mconley@pragadvisors.com) or Christian Lund at (615) 812-3358 (clund@pragadvisors.com).

PRINCE GEORGE'S COUNTY, MARYLAND

By Angela D. Alsobrooks **County Executive**

*Preliminary, subject to change.

(5-5)

The Prince George's Post

Early Publication Deadline— For the June 2nd, 2022 edition. Deadline for all legal advertising will be Friday, May 27th, 2022 at NOON.

> Questions? Call 301-627-0900 or email bboice@pgpost.com

COHN, GOLDBERG & DEUTSCH, LLC ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301

LINTHICUM HEIGHTS, MD 21090 SUBSTITUTE TRUSTEES' SALE OF IMPROVED

> 2125 CONGRESBURY PLACE **UPPER MARLBORO, MD 20774**

REAL PROPERTY

Under a power of sale contained in a certain Deed of Trust from Mark A. Harrison, dated May 12, 2017 and recorded in Liber 39646, Folio 261 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$388,170.00, and an original interest rate of 4.990%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 24, 2022 AT 11:30 AM

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$38,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchaser. chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not the private diversed by retification of the sale to be adjusted as of the otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, Michael McKeefery, and Christianna Kersey, Substitute Trustees

> E.T. Newell & Co 912 E. 25th Street, Baltimore MD 21218 410-366-5555 www.melnicknewell.com

141859 (5-5,5-12,5-19)

LEGALS

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301 LINTHICUM HEIGHTS, MD 21090

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

> 6607 DANDEE LANE **BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Vetta . Ridgeway-Fulks, dated March 29, 2005 and recorded in Liber 22047, 351 among the Land Records of Prince George's County, Mary land, with an original principal balance of \$399,000.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 24, 2022 AT 11:30 AM

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$40,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, Christianna Kersey, Michael McKeefery, and Kevin Hildebeidel. Substitute Trustees

> E.T. Newell & Co 912 E. 25th Street, Baltimore MD 21218 $410\text{-}366\text{-}5555\ \underline{www.melnicknewell.com}$

141860

(5-5,5-12,5-19)

LEGALS

5415 Water Street Upper Marlboro, MD 20772 301-627-1000

THIS COULD BE YOUR AD!

Call 301-627-0900

for a quote.

Mark W. Oakley, Esquire 1803 Research Boulevard, Suite 401 Rockville, MD 20850 301-424-8081

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Superior court of Rockingham county, North Carolina appointed Michael D. Gillespie, whose address is 142 Bethany Road, Reidsville, N.C. 27320, as the Personal Repre-sentative of the Estate of Richard Frank Gillespie who died on August ., 2016 domiciled in North Carolina, United States of America.

The Maryland resident agent for service of process is Mark W. Oakley, Esquire, whose address is 1803 Research Boulevard, Suite 401, Rockville, MD 20850.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties:

PRINCE GEORGE'S COUNTY

All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's County with a copy to the foreign personal representative on or before the earlier of the following

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the foreign personal representative mails or de-livers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the cred-itor presents the claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

MICHAEL D. GILLESPIE Foreign Personal Representative

(4-28,5-5,5-12)

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD 20773

141844

Estate No. 124855

All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's County with a copy to the foreign personal representative on or before the earlier of the following

Daniel A. Sanchez

NOTICE TO CREDITORS OF

APPOINTMENT OF

FOREIGN PERSONAL

REPRESENTATIVE

NOTICE IS HEREBY GIVEN that

the Circuit court of Newport News, Virginia appointed D. Wayne Moore, whose address is 606A

Thimble Shoals Blvd, Suite 3, New-

port News, VA 23606, as the Administrator of the Estate of Julius

Yolande Tidwell who died on Janu-

ary 11, 2011 domiciled in Virginia USA.

The Maryland resident agent for

service of process is Daniel A. Sanchez, whose address is 5415

Water Street, Upper Marlboro, MD.

owned real or leasehold property in the following Maryland counties:

14 Thurston Drive, Upper Marlboro, MD 20772

PRINCE GEORGE'S COUNTY

At the time of death, the decedent

(1) Six months from the date of the decedent's death; or

(2) Two months after the foreign personal representative mails or de-livers to the creditor a copy of this published notice or other written nopublished notes of other without the tice, notifying the creditor that the claim will be barred unless the cred-itor presents the claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

D. WAYNE MOORE Foreign Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773

Estate No. 123291 141817 (4-21,4-28,5-5)

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND **NOTICE OF PUBLIC HEARINGS**

TUESDAY, MAY 17, 2022

VIRTUAL and IN-PERSON MEETING VIEW USING THE LINK PROVIDED AT: https://pgccouncil.us/LIVE

1:30 P.M.

Notice is hereby given that on Tuesday, May 17, 2022, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL RESOLUTION

CR-031-2022 – A RESOLUTION CONCERNING CONTRACT AP-**PROVALS** for the purpose of approving certain multiyear contracts in accordance with the Prince George's County Charter and Subtitle 10 of the Prince George's County Code.

In an abundance of caution and given the current state of the novel coronavirus (COVID-19) pandemic, the County Council is now operating under hybrid meeting operations.

The Prince George's County Council will meet in a hybrid manner both virtually and in-person until further notice. To register to speak or submit comments or written testimony please use the Council's eComment portal at: https://pgccouncil.us/Speak. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

Registration should be completed by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message.

These policies are in effect until otherwise changed and, any future changes to them, will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release.

> BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND

> > (5-5,5-12)

Calvin S. Hawkins, II, Chair

Donna J. Brown Clerk of the Council

ATTEST:

141886

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301 LINTHICUM HEIGHTS, MD 21090

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7705 FREDERICK ROAD WEST LANHAM, MD 20784

Under a power of sale contained in a certain Deed of Trust from Richard E. Proctor, dated December 7, 2000 and recorded in Liber 14240, Folio 490 among the Land Records of Prince George's County, Mary land, with an original principal balance of \$13,508.60, and an original interest rate of 18.990%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex-If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 24, 2022 AT 11:30 AM $\,$

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$5,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

This property will be sold subject to one or more prior liens, the amount(s) of which will be announced at the time of sale.

Richard E. Solomon, Richard J. Rogers, Michael McKeefery, Christianna Kersey, and Kevin Hildebeidel, Substitute Trustees

> E.T. Newell & Co 912 E. 25th Street, Baltimore MD 21218 410-366-5555 www.melnicknewell.com

(5-5,5-12,5-19)

LEGALS

McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE **IMPROVED REAL ESTATE**

14236 RUTHERFORD ROAD UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Kevin L. Smith, dated June 15, 2017, and recorded in Liber 39735 at folio 117 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, on

> MAY 24, 2022 AT 9:30 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$52,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreelecture including senitary and/or metropolitan disamounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-600580)

LAURA H.G. O'SULLIVAN, ET AL., Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

141858 (5-5.5-12.5-19)

ORDER OF PUBLICATION

TALBORT TABOR 1405 S FERN ST #90077 ARLINGTON, VA 22202

PLAINTIFF,

DEYSI ESCOBAR 7401 18th Ave, Unit 6 Hyattsville, MD 20783-4316 Capitol Heights, MD 20743

ANGELA ESCOBAR 7401 18th Ave, Unit 6 Hyattsville, MD 20783-4316 Capitol Heights, MD 20743

FIDELITY & TRUST MORTGAGE,

7000 Wisconsin Avenue Chevy Chase, MD 20815

ROBERT N. TYSON, JR., TRUSTEE Fidelity & Trust Mortgage, Inc. 7000 Wisconsin Avenue Chevy Chase, MD 20815

and

PRINCE GEORGE'S COUNTY, MARYLAND OFFICE OF FINANCE SERVE: STEPHEN J. MCGIBBONS, DIRECTOR 1301 McCormick Drive Room 100 Largo, MD 20774

All unknown owners of the Property described below, their heirs, devisees, personal representatives, and executors, administrators grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any leasehold or any other interest in the Property and premises situate, described as:

1,802.0000 Sq.Ft. & Imps. Riggs Hill Condo Account No: 17-1877380 known as address of 7401 18th Ave, Unit 6 Hyattsville, MD 20783-4316

Defendants

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 21-02763

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property sold by the Collector of Taxes for Prince George's County, Maryland and the State of Maryland to the plaintiff in this proceeding.

1,802.0000 Sq.Ft. & Imps. Riggs Hill

Account No: 17-1877380 known as 7401 18th Ave, Unit 6 Bldg F (Apt. 106)

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 2nd day of May, 2022, by the Circuit Court for Prince

George's County, Maryland
ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks before the 20th day of May, 2022, warning all persons interested in the property to appear in this Court by the 28th day of July, 2022 and redeem the property and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk

encumbrances.

(5-5,5-12,5-19)

NOTICE

NORALYN L. WILSON AKA NO-

NORALYN L. WESTBROOK (DE-

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 21-07177

Notice is hereby given this 18th day of April, 2022, by the Circuit Court for Prince George's County,

Maryland, that the sale of the property mentioned in these proceedings and described as 8665 Ritchboro

Road, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th day of May, 2022, provided a serve of this NOTICE be

provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each

of three successive weeks before the 18th day of May, 2022.

The report states the purchase price at the Foreclosure sale to be \$251,000.00.

MAHASIN EL AMIN

Clerk, Circuit Court for

Prince George's County, MD

Substitute Trustees/

Defendant(s).

CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

RALYN L. MILLS AKA

8665 Ritchboro Road

District Heights, MD 20747

CEASED)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ARTHUR HORNE

Notice is given that Pamela Matthews, whose address is 5115 Cranmer Way, Capitol Heights, MD 20743, was on April 8, 2022 appointed Personal Representative of the estate of Arthur Horne, who died on November 23, 2021 without

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of October, 2022.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

> PAMELA MATTHEWS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 123631

141811 (4-21,4-28,5-5)

NOTICE

CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

> Substitute Trustees/ Plaintiffs.

TAMMYE MOZON (DECEASED BLANDIN MOZON (DECEASED) 1811 Iverson Street Oxon Hill, MD 20745

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-14755

Notice is hereby given this 2nd day of May, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1811 Iverson Street, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 5th day of June, 2022, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 5th day of June, 2022.

The report states the purchase price at the Foreclosure sale to be \$316,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk

141891 (5-5,5-12,5-19)

NOTICE

Substitute Trustees/

Plaintiffs.

Defendant(s).

CARRIE M. WARD, et al.

AKA ALMENER REGINA

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 20-05654

Notice is hereby given this 18th day of April, 2022, by the Circuit Court for Prince George's County,

Maryland, that the sale of the property mentioned in these proceedings and described as 2719 Neman Court, Bowie, MD 20716, made and reported by the Substitute Trustee, will be RATIFIED AND CONTENT TO THE PROPERTY OF THE PR

FIRMED, unless cause to the contrary thereof be shown on or before

the 18th day of May, 2022, provided

a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three

successive weeks before the 18th day of May, 2022.

The report states the purchase price at the Foreclosure sale to be \$283,000.00.

MAHASIN EL AMIN

Clerk, Circuit Court for Prince George's County, MD

True Copy—Test: Mahasin El Amin, Clerk

141829

REGINA GRAY

MICHELLE GRAY

2719 Neman Court

Bowie, MD 20716

VENARD GRAY

6003 Executive Blvd., Suite 101 Rockville, MD 20852

LEGALS

LEGALS

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND NOTICE OF PUBLIC HEARING

TUESDAY, MAY 17, 2022

VIRTUAL and IN-PERSON MEETING VIEW USING THE LINK PROVIDED AT: https://pgccouncil.us/LIVE 1:30 P.M.

Notice is hereby given that on Tuesday, May 17, 2022, the County Council of Prince George's County, Maryland, will hold the following public hear-

Appointment of the following individual to the Personnel Board for **Prince George's County:**

Ms. Bridgette Ann Greer

Appointment Replacing: Gwendolyn Townsend Term Expiration: 12/5/2022 **Full Term Expiration: 12/5/2025**

In an abundance of caution and given the current state of the novel coronavirus (COVID-19) pandemic, the County Council is now operating under hybrid meeting operations.

The Prince George's County Council will meet in a hybrid manner – both virtually and in-person until further notice. To register to speak or submit comments or written testimony please use the Council's eComment portal at: https://pgccouncil.us/Speak. For those unable to use the portal, comments/written correspondence may be clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178. emailed

Registration should be completed by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message.

These policies are in effect until otherwise changed and, any future changes to them, will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release.

> BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Calvin S. Hawkins, II

ATTEST: Donna J. Brown Clerk of the Council

(5-5,5-12)

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND NOTICE OF PUBLIC HEARING

TUESDAY, MAY 17, 2022

VIRTUAL and IN-PERSON MEETING VIEW USING THE LINK PROVIDED AT: https://pgccouncil.us/LIVE 1:30 P.M.

Notice is hereby given that on Tuesday, May 17, 2022, the County Council of Prince George's County, Maryland, will hold the following public hear-

Appointment of the following individual as the District 6 Representative to the Board of Education for Prince George's County:

Mr. Branndon D. Jackson

Appointment Replacing: Ms. Belinda Queen Term Expiration: 12/6/2022

In an abundance of caution and given the current state of the novel coronavirus (COVID-19) pandemic, the County Council is now operating under hybrid meeting operations.

The Prince George's County Council will meet in a hybrid manner – both virtually and in-person until further notice. To register to speak or submit comments or written testimony please use the Council's eComment portal at: https://pgccouncil.us/Speak. For those unable to use the portal, comcorrespondence may clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

Registration should be completed by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message.

These policies are in effect until otherwise changed and, any future changes to them, will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release.

> BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Calvin S. Hawkins, II

ATTEST: Donna J. Brown Clerk of the Council

141887

STEVEN J. NORRIS

NOTICE

CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

Substitute Trustees/

VS.

516 68th Street Capitol Heights, MD 20743

Defendant(s).

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 21-12080

Notice is hereby given this 18th day of April, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 516 68th Street, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 18th day of May, 2022, pro-vided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 18th day of May, 2022.

The report states the purchase price at the Foreclosure sale to be

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk

before the 18th day of May, 2022, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 18th day of May, 2022. The report states the purchase price at the Foreclosure sale to be

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test:

Mahasin Él Amin, Clerk

(4-28,5-5,5-12)

(5-5,5-12)

Substitute Trustees/

Defendant(s)

NOTICE

CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101

ELVA E. WRIGHT (DECEASED) 8706 Binghampton Place Upper Marlboro, MD 20772

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 21-12121

Notice is hereby given this 18th day of April, 2022, by the Circuit

Court for Prince George's County, Maryland, that the sale of the prop-

erty mentioned in these proceedings

and described as 8706 Binghampton Place, Upper Marlboro, MD 20772, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to

the contrary thereof be shown on or

Rockville, MD 20852

LEGALS

Notice of Annexation Referendum

Town of Upper Marlboro Annexation Referendum Phase /Area 2 & Annexation Referendum Phase /Area 3

Annexation Referendum Phase/Area 2

When: Wednesday May 18th, 2022, Where: Providence St. John Baptist Church 5607 Old Crain Hwy, Upper Marlboro, MD 20772, Polling Hours: 10am-2pm

Who Can Vote: Since there are fewer than 20 residents in the area, each property may have one representative or collective vote (e.g., one parcel, one vote). Registered voters in county elections residing in the area who are not voting as landowners may also vote under the one person, one vote rule.

Annexation Referendum Phase/Area 3

When: Saturday May 21st, 2022 Where: Parking Lot of St. Mary of the Assumption School 4610 Largo Rd, Upper Marlboro, MD 20772

Polling Hours: 8am-12pm Who Can Vote: All registered voters in county elections living in Area #3.

For More information, please contact the Town Clerk, Town of Upper Marlboro: Clerk@UpperMarlboroMD.Gov or call 301-627-6905

(5-5,5-12)

IT PAYS TO ADVERTISE!

Call Brenda Boice at 301-627-0900

LEGALS

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George's County for violation of County Ordinance prohibiting unauthorized parking within the County of Prince George's

The owner(s) of said vehicle(s) have the right to reclaim the vehicle within twenty-one (21) days after the date of notice upon payment of all parking violations and tow/storage charges. The owner(s) have the right to contest the validity of the towing and storage of said vehicle(s) at anytime within twenty-one (21) days of such notice by filing a request for hearing with the Revenue Authority of Prince George's County.

Failure to reclaim said vehicle(s) within twenty-one (21) days of such notice waives the owner(s) right of title and interest in the vehicle and is consent of sale/salvage at public auction or salvage facility.

You must reclaim these vehicles by: 05/17/2022

Please contact the Revenue Authority of Prince George's County at: 301-772-2060.

> **ALLEYCAT TOWING & RECOVERY 5110 BUCHANAN ST** EDMONSTON, MD 20781 301-864-0323

2008 CHEVROLET SUBURBAN MD 3ED5675 3GNFK16398G144320 FORESTER TX GTD3891 JF1SG696X5H701285 2005 SUBURA

> CHARLEY'S CRANE SERVICE 8913 OLD ARDMORE RD LANDOVER, MD 207850 PHONE: 301-773-7670

MD 1DG8025 4T1BF1FK7HU793528 2017 TOYOTA CAMRY

> JD TOWING 2817 RITCHIE ROAD **FORESTVILLE MD 20747** 301-967-0739

MD 2DVJ31 19UUA56692A021855 2002 ACURA 1994 CHEVROLET BLAZER VVD4643 1GNEK18K1RJ434924 VA 2005 CHRYSLER SEBRING 95988CG 1C3EL55RX5N541797 MD 1995 CHEVROLET G-SERIES VA UDF3588 1GBEG25K7SF223437 UTM5213 1FTIE34H6SHA80562 1995 FORD E-350 VA

> PAST & PRESENT TOWING & RECOVERY INC 7810 ACADEMY LANE LAUREL, MD 20707

301-210-6222 2004 INFINITI G35 VA U86749 INKCV51F44M701460

141882 (5-5)

PRINCE GEORGE'S POST <u>EARLY DEADLINES</u>

Due to the Memorial Day Holiday

The Prince George's Post will have

early deadlines for the June 2nd, 2022

edition. Deadline for all legal

advertising will be Friday, May

27th, 2022 at noon. No exceptions.

Thank you!

True Copy—Test: Mahasin El Amin, Clerk

141826 (4-28,5-5,5-12)

(4-28,5-5,5-12)

141827

(4-28,5-5,5-12)

141828

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